



Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
 Telephone (213) 974-6443

Revised
PROJECT NO. R2007-00791-(4)
PARKING PERMIT NO. 200800009-(4)
ADULT BUSINESS PERMIT NO. 200700071-(4)

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE December 10, 2008	

APPLICANT Michael J. Quagletti Inc.	OWNER Michael J. Quagletti Inc.	REPRESENTATIVE Eurocon Group Inc.
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REQUEST
Conditional Use Permit. To authorize a parking permit for (8) tandem parking spaces in conjunction with a new adult-oriented business with live entertainment in an existing building in the Carson Zoned District.

LOCATION/ADDRESS 20320 Hamilton Avenue, APN-7351-033-002	ZONED DISTRICT Carson
ACCESS Between Hamilton Avenue and 110 FWY	COMMUNITY West Carson
	EXISTING ZONING M-2 (Heavy Manufacturing)

SIZE 0.58 acres	EXISTING LAND USE Furniture Warehouse/Showroom	SHAPE Regular	TOPOGRAPHY Level
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SURROUNDING LAND USES & ZONING North: M-2 (Heavy Manufacturing)	East: City of Carson, Harbor (110) Frwy.
South: M-1 1/2 (restricted Heavy Manufacturing), Harbor (110) Frwy.	West: City of Los Angeles

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide	Major Industrial	N/A	See Staff Analysis
N/A	N/A	N/A	See Staff Analysis

ENVIRONMENTAL STATUS
 Class 1 Categorical Exemption – Existing Facilities.

DESCRIPTION OF SITE PLAN
 The applicant is requesting to convert an existing one-story furniture showroom to a 4,325 sq. ft. adult cabaret and 8,672 sq. ft. indoor parking garage with 28 parking spaces indoor and 22 outdoor parking spaces. The occupant load is calculated as 142 with a minimum of 47 parking spaces required and 50 are illustrated on the site plan. There will be three employees per shift, two shifts a day seven days a week. Access to the subject property is via Hamilton Avenue and Del Amo Boulevard.

KEY ISSUES

- Satisfaction of Section 22.62.020 of Title 22 of the Los Angeles County Code Adult Business Permit location requirements.
- Satisfaction of Section 22.44.1020 of Title 22 of the Los Angeles County Code Parking Permit Burden of Proof requirements.

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor